

BEARINGS BASED ON THE C OF ST. RT. 207 (N11°00'E) AS DESCRIBED IN VOL. 107, PG. 574.



1.8950+/- ACRES
TO BE ANNEXED

29.7639+/- ACRES
TOTAL ACRES

16.3993+/- ACRES
TO BE ANNEXED

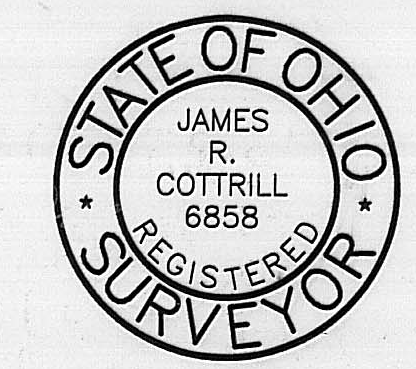
DEED REFERENCE

LUCILLE & JAMES E. DOUGLAS
O.R. 107, PG. 574

- (A) 14.36 ACRES (TRACT 1)
- (B) 6.144 ACRES (TRACT 2)
- (C) 6.39 ACRES (TRACT 3)
- (D) 5.05 ACRES (TRACT 4)

LEGEND

- IRON PIPE (FOUND)
 - 3/4" ELECTRICAL CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
 - △ IRON PIPE & AL. CAP STAMPED "NCS P.S. 5969" (FOUND)
 - RAIL ROAD SPIKE
 - MAG NAIL (SET)
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 8858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 4-27-00

JAMES R. COTTRILL P.S.
8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811

PLAT OF
ANNEXATION, VMS 12140, 12595/12596, & 874, PLEASANT TOWNSHIP, VILLAGE OF MT. STERLING, MADISON COUNTY, OHIO. SURVEYED FOR JAMES DOUGLAS.

DATE DRAWN: 4-14-00
JOB# S000322A
F.B. # 25

SCALE: 1" = 100'
100' 50' 0' 100'

CREW: MW, JB
DWN. BY: RC
CK. BY:

123-2000

Description of a 1.8950 acre tract
Surveyed for James Douglas

The following described 1.8950 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, Pleasant Township, V.M.S. 12140 and 12595/12596 and being part of 14.36 (Tract 1) conveyed to Lucille and James E. Douglas by Official Record 107 Page 574 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of State Route 207 (60 foot right-of-way) said PK nail being at the southwest corner of said 14.36 acre tract also being the northwest corner of a 4.570 acre tract conveyed to John H. and Rose Kennedy by Volume 404 Page 420

Thence, with the centerline of said State Route 207 North 11 deg. 00 min. 00 sec. East a distance of 242.02 feet to the southwest corner of a 1.1377 acre tract conveyed to Lee Michael and Kim Culp by Official Record 102 Page 2062

Thence, with the south line of said 1.1377 acre tract South 75 deg. 49 min. 34 sec. East passing an iron pin and cap set 30.05 feet a total distance of 174.50 feet to a point in the Corp. line of Village of Mt. Sterling

Thence, with the said Corp. line South 41 deg. 42 min. 13 sec. East a distance of 423.26 feet to a point in the north line of said Kennedy's 4.570 acre tract

Thence, with said 4.570 acre tract North 76 deg. 17 min. 54 sec. West passing an iron pin and cap set at 466.51 feet a total distance of 511.51 feet returning to the point of beginning containing 1.8950 more or less acres

Bearings are based on the centerline of State Route 207 (North 11 deg. East) as described in Official Record 107 Page 574

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed April 14, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 16.3993 acre tract to be annexed into the Village of Mt.
Sterling
Surveyed for James Douglas

The following described 16.3993 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, Pleasant Township, V.M.S. 12595/12596 and V.M.S. 874 and being part of a 14.36 acre tract (Tract 1) also 6.144 acre tract (Tract 2), 6.39 acre tract (Tract 3), and 5.05 acres (Tract 4) all conveyed to Lucille and James E. Douglas by Official Record 107 Page 574 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of State Route 207 (60 foot right-of-way) said PK nail being at the southwest corner of said 14.36 acre tract and the northwest corner of a 4.570 acre tract conveyed to John H. and Rose Kennedy by Volume 404 Page 420

Thence, with the north line of said 4.570 acre tract South 76 deg. 17 min. 54 sec. West a distance of 776.76 feet to a point of intersection of said north line with the southeast line of the Village of Mt. Sterling also being the **true point of beginning**

Thence, with said Corp. line North 50 deg. 57 min. 22 sec. East passing the line between said 14.36 and said 6.144 acre tract at 355.55 feet also passing the line between said 6.144 and said 6.39 acre tract at 520.53 feet also passing the line between said 6.39 and said 5.05 acre tract at 584.81 feet a total distance of 811.69 feet to a point in the south line of a 8.126 acre tract conveyed to William J. and Wanda A. Mayo by Volume 190 Page 354

Thence, with said south line South 76 deg. 00 min. 28 sec. East passing an iron pin and cap set at 688.45 feet a total distance of 808.45 feet to a point in the west line of a 60.12 acre tract conveyed to George W. Lohstroh by Volume 280 Page 835

Thence, with said west line South 11 deg. 00 min. 00 sec. West passing the eastern corner common to said 5.05 and said 6.144 at 232.96 feet also passing the eastern corner common to said 6.144 and said 14.36 acre tracts at 364.96 feet a total distance of 422.38 feet to an iron pin and cap set

Thence, South 33 deg. 46 min. 25 sec. East a distance of 325.56 feet to the southeast corner of said 14.36 acre tract

Thence, North 76 deg. 17 min. 54 sec. West with the north line of said Kennedy's 4.570 acre tract passing iron pins and caps at 61.66 feet and 200.00 feet a total distance of 1559.64 feet returning to the true point of beginning containing 16.3993 more or less acres of which 8.4078 acres is part of said 14.36 acre tract, 3.1737 acres is part of said 6.144 acre tract, 0.0225 acres is part of said 6.39 acre tract, and 4.7953 acres is part of said 5.05 acre tract

Bearings are based on the centerline of State Route 207 (North 11 deg. East) as described in Official Record 107 Page 574

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed April 14, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

mrc